

ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0152.03 – Pilot Knob PUD

DISTRICT: Contiguous to District 2

ZONING FROM: Unzoned

TO: PUD

ADDRESS: 7620 FM Road 1625, 8009 and 8047 Sassman Road, and Thaxton Road

SITE AREA: Five tracts totaling 242.508 acres

PROPERTY OWNER: Carma Easton, LLC (AJ Zorn)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning for the five tracts as outlined in the redlined draft PUD amendment ordinance, and as shown in Exhibit C – the revised Land Use Plan and Density Table, and supporting Exhibits D, J, L, M, O, P, P-1, R and U. *For a summary of the basis of Staff's recommendation, see pages 2 and 3.*

PLANNING COMMISSION ACTION:

September 28, 2021: *APPROVED AN AMENDMENT TO THE PUD AS STAFF RECOMMENDED, BY CONSENT*

[A. AZHAR; R. SCHNEIDER – 2ND] (10-0) S. PRAXIS – NOT PRESENT FOR PASSAGE OF THE CONSENT AGENDA; G. COX, J. SHIEH – ABSENT

CITY COUNCIL ACTION:

November 18, 2021:

ORDINANCE NUMBER:

ISSUES:

None at this time.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial
Applicant's Summary Letter and Redlined, draft PUD Amendment Ordinance

Revised Exhibits to the PUD:

Exhibit C: Land Use Plan and Density Table

Exhibit D: Conceptual Parks and Open Space Plan
Exhibit J: Critical Water Quality Zone Transfers
Exhibit L: Proposed Waterway Crossings
Exhibit M: Wetland Transfer Exhibit
Exhibit O: Cut / Fill Exhibit
Exhibit P: Impervious Cover Map
Exhibit P-1: Impervious Cover Table
Exhibit R: Conceptual Public Art Master Plan
Exhibit U: Project Area

CASE MANAGER COMMENTS:

The proposed amendment to the Pilot Knob Planned Unit Development (PUD) consists of five undeveloped, unzoned and non-contiguous tracts that are adjacent to the PUD and have access to Sassman Road on the north, Sassman Road and FM 1625 Road to the east, Wende Road on the south and Thaxton Road on the west. These five parcels are currently within unincorporated Travis County and proposed for annexation and establishment of initial permanent zoning, thus bringing them into the PUD. ***Please refer to Exhibits A (Zoning Map), and A-1 (Aerial View).***

The proposed amendment would add approximately 215 acres to the Mixed Residential area, and 27.5 acres to the Open Space area to the PUD for a revised total of 2,625.271 acres. The 65% average impervious cover in the PUD will not change. As information, the Mixed Residential area is intended to provide a mix of single family residential types, multifamily, neighborhood-serving commercial uses, and civic uses. The Open Space area includes greenways, trails, parks and recreation areas with civic and limited commercial uses, interspersed throughout the project area.

Staff and the Applicant agreed that in order to keep the development's Environmental Resource Inventory up to date, the following note should be added to Part 6. Environmental of the 2016 PUD ordinance:

“For proposed development located on a tract described in Section 25-8-121 (Environmental Resource Inventory Requirement) and which is outside the original Environmental Assessment boundary shown on Exhibit 5 of the Environmental Assessment dated October 15, 2012, and prepared by Jacobs Engineering, an Environmental Resource Inventory (ERI) will be provided.

The Applicant can use the process outlined in Exhibit N (*Wetlands Transferring and Receiving Restrictive Covenant form*) and track transfers on Exhibit M (*Wetland Transfer Exhibit*) without requiring a PUD Amendment.”

BASIS OF STAFF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

2. *Zoning changes should promote an orderly relationship among land uses.*

The original PUD ordinance acknowledged the addition of land area to the PUD zoning boundary that is located within the larger Project Area. The Project Area boundary includes the five Pilot Knob Municipal Utility Districts and adjacent tracts. Part 12. B.3. of the PUD ordinance modifies Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required*) to allow for additional land area that is located within the Project Area to be amended into the Pilot Knob PUD without having to demonstrate additional compliance and superiority. All five tracts were within the Project Area boundary shown in the approved 2016 PUD ordinance, and thus are eligible to be brought into the PUD with nearly the same set of conditions. Tract I is within the boundaries of MUD No. 1, Tracts J, L and M are within MUD No. 4, and Tract K is in MUD No. 5.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Sites</i>	Unzoned	A few single family residences; Undeveloped
<i>North</i>	PUD; County	Mostly undeveloped; Commercial; Industrial
<i>South</i>	County	Mostly undeveloped; Residences on large tracts
<i>East</i>	PUD; County	Undeveloped; Floodplain
<i>West</i>	County	Undeveloped; Residential; Agricultural; Limited amount of commercial

MUNICIPAL UTILITY DISTRICT: Pilot Knob MUD Nos. 1 through 5

TIA: Completed with C814-2012-0152 in September 2015

WATERSHEDS: North Fork Dry Creek; South Fork Dry Creek; Cottonmouth Creek;
Marble Creek Watersheds – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: The property is within the Del Valle Independent School District.
Creedmoor Elementary School Ojeda Middle School Del Valle High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council	627 – Onion Creek Homeowners Assoc.
774 – Del Valle Independent School District	1005 – Elroy Neighborhood Association
1195 – Imperial Neighborhood Association	
1228 – Sierra Group, Austin Regional Group	1258 – Del Valle Community Coalition
1408 – Go Austin Vamos Austin 78744	1441 – Dove Springs Proud
1530 – Friends of Austin Neighborhoods	1550 – Homeless Neighborhood Association
1745 – Easton Park Master Community	1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

There are no recent cases in the vicinity.

RELATED CASES:

The City annexed the original Pilot Knob PUD area for limited purposes in June 2012 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-2012-004). The subject five tracts that are proposed to be added to the PUD will be annexed for limited purpose jurisdiction, with Council consideration on November 18, 2021 (C7L-2021-0001). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Pilot Knob MUD No. 1 through 5. The Agreement states full purpose annexation shall occur no later than December 31, 2047.

A Development Assessment for Pilot Knob PUD was submitted on January 31, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0001). On December 5, 2012, the Applicant made a formal application for PUD zoning and Council approval occurred on December 17, 2015. On November 10, 2016, Council approved an ordinance amendment to revise Part 8. the Affordable Housing Program and Exhibit V, the Affordable Housing Restrictive Covenant Form. On March 2, 2017, Council approved a corrective ordinance to update certain exhibits contained in the November 10, 2016 ordinance which were outdated at the time of ordinance adoption.

On January 31, 2019, Council approved an amendment to the PUD to add seven tracts totaling 165.902 acres and 800 additional dwelling units to the Mixed Residential area, and 40 acres to the Open Space area to the PUD for a revised total of 2,382.88 acres (C814-2012-0152.02 – Pilot Knob PUD – 2nd Amendment). The 65% average impervious cover in the PUD did not change.

OTHER STAFF COMMENTS:Comprehensive Planning

Pilot Knob is a planned community designed to be a walkable, mixed use residential community with a Town Center and Employment Center focused on the US 183 frontage road. The proposed project calls for over 10,000 dwelling units and millions of square feet of civic, commercial, and industrial space. This project is not located within the boundaries of a neighborhood planning area and is in a Limited Purpose District. The property is located partially within the boundaries of the **Carma Town Center** and bisected by the Slaughter Lane and William Cannon Activity Corridors. This zoning case is bounded by future expansion of William Cannon Drive to the north, McKinney Fall Parkway and Thaxton Road to the west, and US 183 and FM 1625 to the east. The southern boundary of this project is not defined by a road edge but the planning area of this project extends one mile to the south of future expansion of Slaughter Lane, when once completed, will bisect the site. The purpose of the Amendment 3 is to add five additional tracts of land totaling 242.508 acres, which will be an increase in the land area of the Pilot Knob PUD from 2,382.763 acres to 2,625.271 acres.

Connectivity

The project area is surrounded by undeveloped land, houses and small businesses along narrow rural roads that do not have public sidewalks, bike lanes or public transit stops. The mobility and connectivity options in the area are below average.

Imagine Austin

The Imagine Austin Comprehensive Plan identifies the larger project area as partially within the boundaries of a **Town Center and bisected by the William Cannon and Slaughter Lane Activity Corridors**. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. It is less urban than a regional center, but more dense than a neighborhood center. These centers will have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. Like many Imagine Austin Centers, this center is represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit.

The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

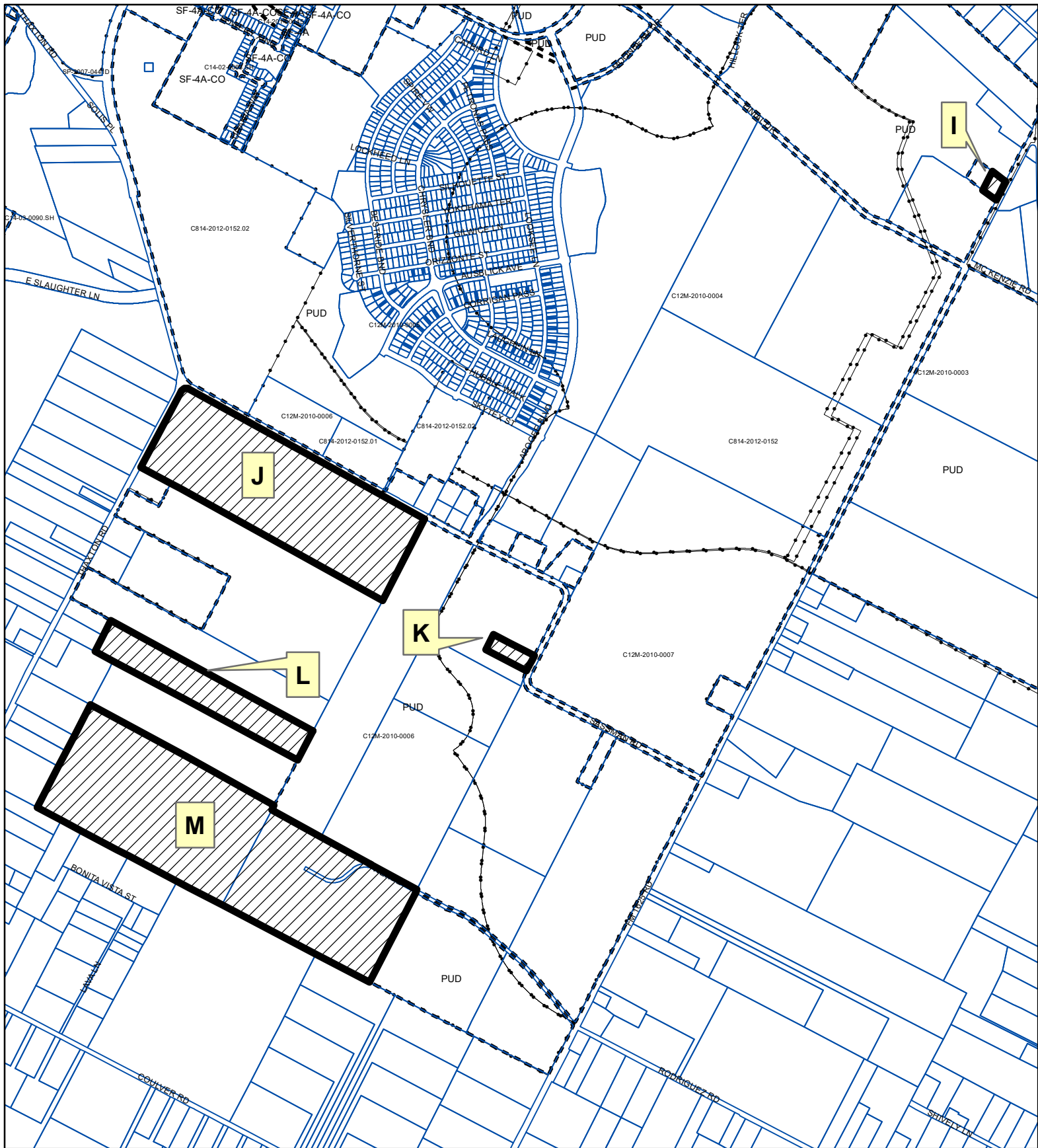
Based on the property being located within and adjoining a Town Center and along two Activity Corridors, and the Imagine Austin policies referenced above that supports additional housing and mixed use, but the lack of mobility and connectivity options in the area, the project only partially supports the policies of the Imagine Austin Comprehensive Plan.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Austin Water Utility

No comments on PUD amendment. Portions of the added acreage not within the boundaries of Creedmoor-Maha Water Supply Corporation will have to be released for Austin Water to serve these tracts.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT **ZONING CASE#: C814-2012-0152.03**

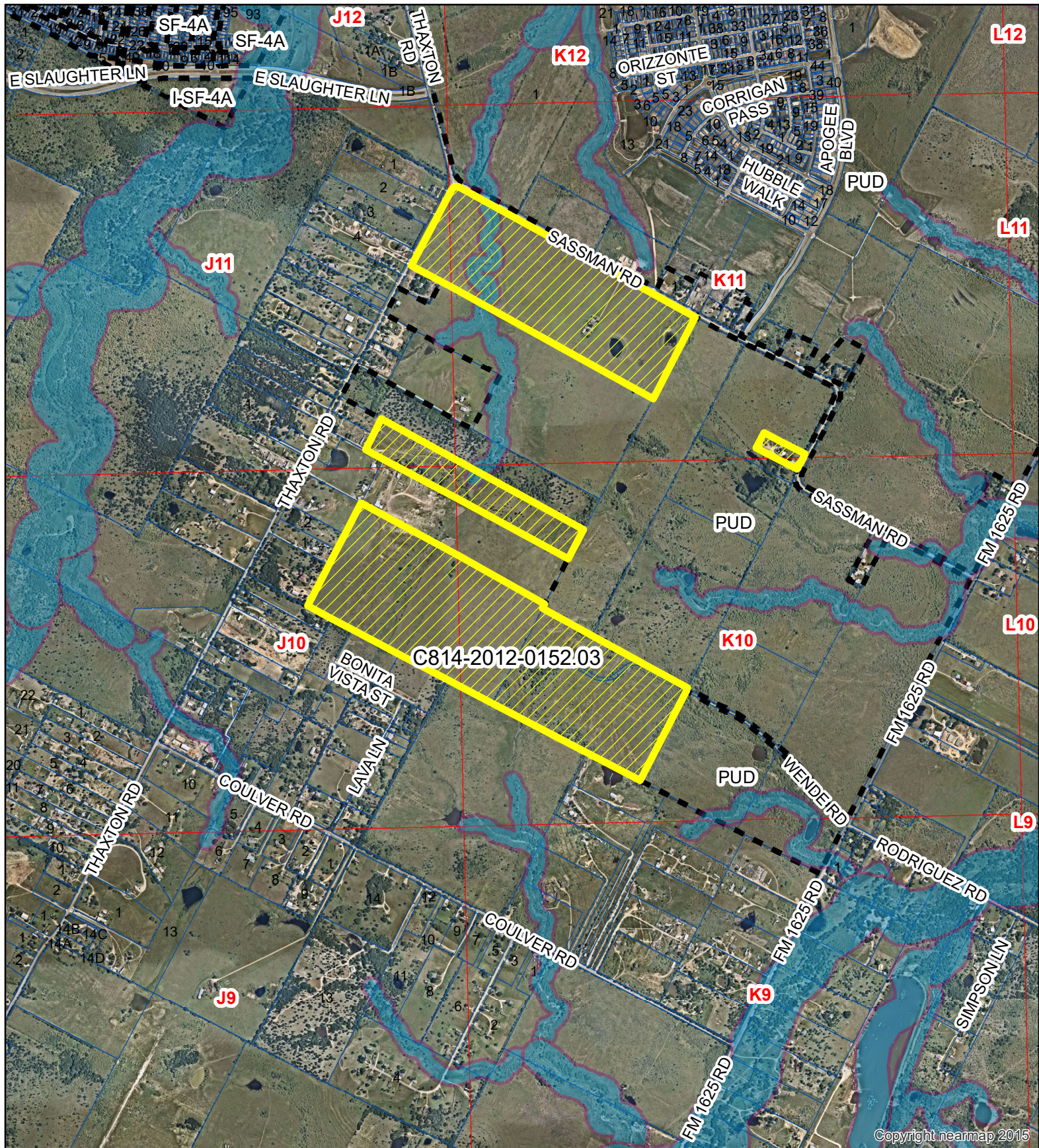
Exhibit A

1" = 1,500'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or





SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 1,500'

Pilot Knob PUD - 3rd Amendment

Exhibit A - 1

ZONING CASE#: C814-2012-0152.03

LOCATION: 7620 FM 1625 Rd, 8009 and 8457 Sassman Rd,
and Thaxton Rd

SUBJECT AREA: 242.508 Acres

GRID: J10, J11, K10, K11

MANAGER: Wendy Rhoades

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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Richard Suttle
(512) 435-2300
rsuttle@abaustin.com

January 8, 2021

Wendy Rhoades
City of Austin
Housing and Planning Department
1000 E. 11th Street
Austin, Texas 78702

Re: Pilot Knob Planned Unit Development (PUD) 3rd Amendment Application (C814-2012-0152.03) (the "Application")

Dear Ms. Rhoades:

This firm represents and this letter is submitted on behalf of the applicant for the above referenced Application. The purpose of the amendment is to add additional land within the project area as shown on the Pilot Knob PUD Land Use Plan. There are a total of 5 tracts totaling 242.508 acres that is proposed to be added to the Pilot Knob PUD, which will be an increase in the land area from 2,382.763 acres to 2,625.271 acres. See attached chart below for a list of the tracts being added to the PUD and their legal description. The tracts are located in the City of Austin 2-mile ETJ. Annexation of these tracts into the City of Austin Limited Purpose will run concurrently with this Application. This Application does not propose to modify existing conditions of the Pilot Knob PUD. The following items are included with this Application:

- Field notes and deeds for each of the 5 tracts to define the footprint of the PUD Amendment request.
- Redline copy of the approved Pilot Knob PUD Ordinance.
- Revised Exhibits C, D, J, L, M, O, P, P-1 and R to the approved Pilot Knob PUD Ordinance to include the new tracts.
- Overall parkland dedication tracking table updated to include the new tracts being added.

A Traffic Impact Analysis (TIA) has been waived for this Application. The TIA Determination signed by Amber Hutchens on January 7, 2017 is included in the submittal package.

{W1008121.1}

It should be noted that the Pilot Knob PUD Ordinance No. 20161110-032 modified the City of Austin Code to allow additional land area, that is located within the Project Area as depicted in Exhibit U, to be amended into the Pilot Knob PUD without having to demonstrate additional compliance and superiority.

Thank you in advance for your time and consideration of this PUD Amendment request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300.

Respectfully,

A handwritten signature in black ink, appearing to read 'Richard Suttle', is centered below the 'Respectfully,' text.

Richard Suttle

Attachments

cc: Matthew McCafferty, Brookfield Properties
AJ Zorn, Brookfield Properties
Jewels Cain, Armbrust & Brown, PLL

Deed Reference of Deed Conveying the Property to the Present Owner(s):

Tract as Shown on Location Map	Owner	Legal Description/ TCAD ID	Address	Deed Instrument Number	Acres
I	CARMA EASTON LLC	ABS 24 DELVALLE S/ 0339110112	7620 FM RD 1625	2018166309	1.099
J	CARMA EASTON LLC	ABS 24 DEL VALLE S/ 0348010211	8009 Sassman Rd.	2018115452	80.807
K	CARMA EASTON LLC	Lot 1 Cotman J P Addition/ 0348110408	8457 Sassman Rd.	2018195306	2.5
L	CARMA EASTON LLC	ABS 24 DELVALLE S/ 0348010277	Thaxton Rd.	2019033881	24.747
M	CARMA EASTON LLC	ABS 24 DELVALLE S/ 0348010207 0348010208	Thaxton Rd.	2018130093	Parcel 1: 56.135 Parcel 2: 77.22 Total: 133.355

ORDINANCE NO. 20190131-063

AN ORDINANCE AMENDING ORDINANCE NO. 20151217-080 FOR THE PROJECT KNOWN AS PILOT KNOB PUD ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCALLY KNOWN AS ~~7612, 7725, 7901, AND 8100 ½ COLTON BLUFF SPRINGS ROAD; 7600, 7604, 7608, 7612, 7700, 7704 AND 7708 HILLOCK TERRACE; 8321 THAXTON ROAD; AND 8100 SASSMAN ROAD~~; AND CHANGING THE ZONING MAP FROM UNZONED (UNZ) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7620 FM RD 1625, 8009 & 8457 Sassman RD, and Thaxton RD

PART 1. Pilot Knob Planned Unit Development ("Pilot Knob PUD") is comprised of approximately ~~2,216.978~~ **2,625.271** acres of land located generally east and southeast of the intersection of East ~~Will~~ **2,625.271** and McKinney Falls Parkway, and west of South U.S. Highway 183 and Farm to Market Road 1625 Road, and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 20151217-080.

PART 2. Pilot Knob PUD was approved December 17, 2015, under Ordinance No. 201512-17-080 (the "Original Ordinance"), and amended under Ordinance No. 20161110-032 and Ordinance No. 20170302-014. **and Ordinance No. 20190131-063**

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from unzoned (UNZ) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2012-0152.02, on file at the Planning and Zoning Department, as follows:

Tract B:

~~1.004 acres of land (approximately 43,717 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 1.004 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and~~

Tract C:

~~5.657 acres of land in~~
~~Texas, said 5.657 acre~~
~~incorporated into this~~

Add Tracts I - M:

Tract I: 1.099 acres

Tract J: 80.807 acres

Tract K: 2.5 acres

Tract L: 24.747 acres

Tract M: 133.355 acres

~~tract No. 24, Travis County,~~
~~ribed by metes and bounds~~

Tract D:

~~4.133 acres of land (approximately 180,000 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 4.133 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and~~

Tract E:

~~0.485 acres of land (approximately 21,115 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 0.485 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and~~

Tract F:

~~133.849 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 133.849 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and~~

Tract G:

~~20.041 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 20.041 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and~~

Tract H:

~~0.622 acres of land (approximately 27,101 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 0.622 acre tract being more particularly described by metes and bounds incorporated into this ordinance collectively referred to as Exhibit "A" (the Property),~~

~~locally known as 7612, 7725, 7901 and 8100 1/2 Colton Bluff Springs Road; 7600, 7604, 7608, 7612, 7700, 7704 and 7708 Hillock Terrace; 8321 Thaxton Road; 8100 Sassman Road, in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".~~

7620 FM RD 1625, 8009 & 8457 Sassman RD, and Thaxton RD

PART 4. This ordinance, together with the attached Exhibits, constitutes the amended land use plan for the Pilot Knob PUD and amends the Original Ordinance. The Pilot Knob PUD shall conform to the permitted uses and development standards and criteria, limitations and conditions set forth in the ordinance and the land use plan, as amended, on record in the Planning and Zoning Department in File No. C814-2012-0052-02. If this ordinance and the attached exhibits conflict, the ordinance applies.

.03

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Legal Description of the seven tracts added to the Pilot Knob PUD
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan and Density Table

- Exhibit D. Conceptual Parks and Open Space Plan
- Exhibit J. Critical Water Quality Zone Transfers
- Exhibit L. Proposed Waterway Crossings
- Exhibit M. Wetland Transfer Exhibit
- Exhibit O. Cut / Fill Exhibit
- Exhibit P. Impervious Cover Map
- Exhibit R. Conceptual Public Art Master Plan
- Exhibit U. Project Area

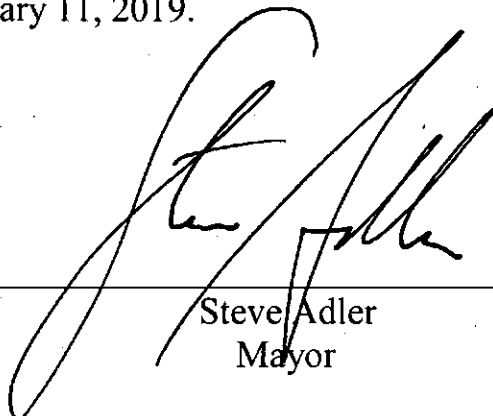
PART 6. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 20151217-080, as amended, remain in effect.

PART 7. This ordinance takes effect on February 11, 2019.

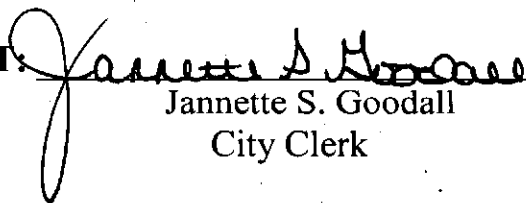
PASSED AND APPROVED

_____, January 31, 2019

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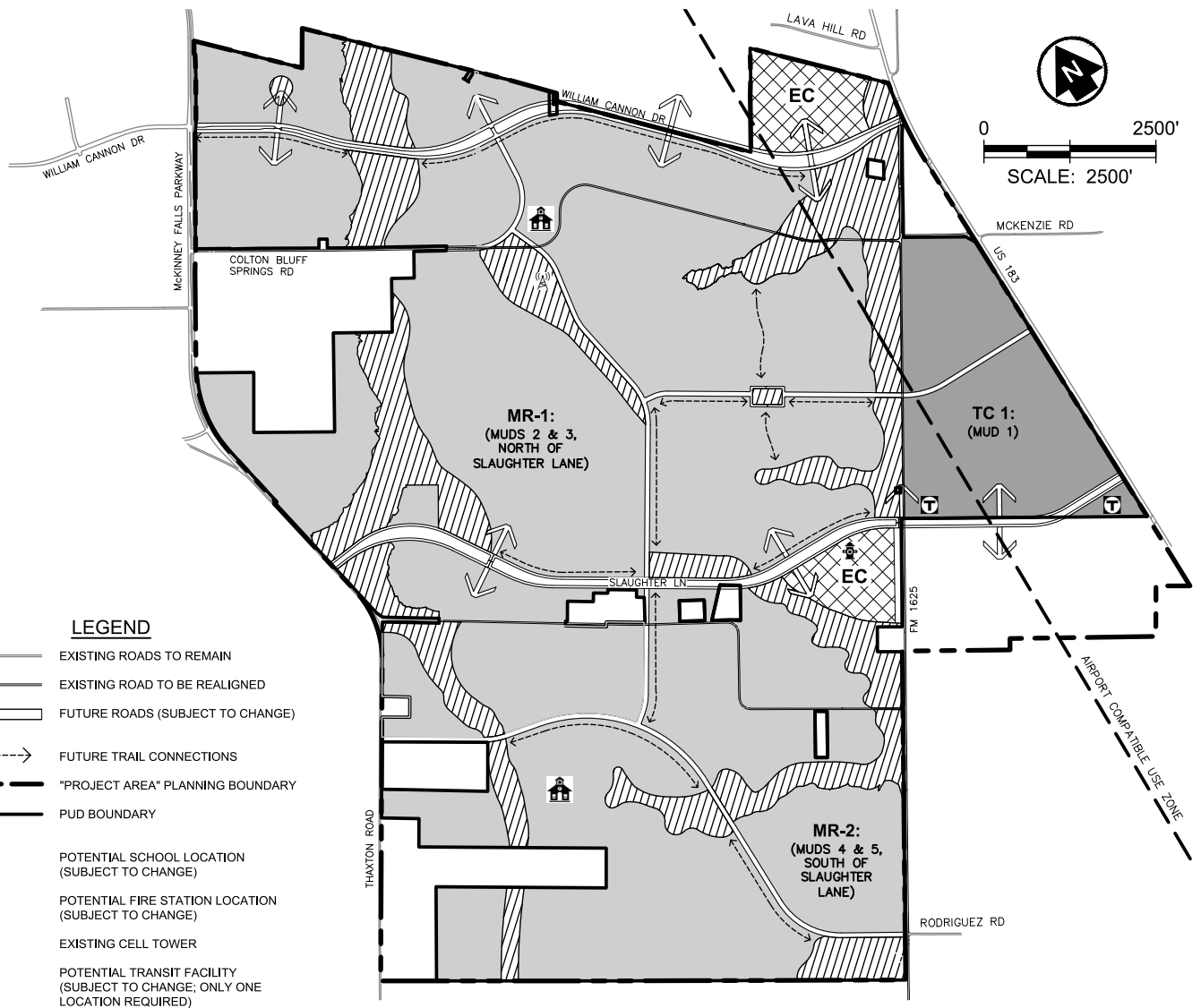

Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk

The following note is being added to Ordinance No. 20161110-032:

Part 6. Environmental
(L) For proposed development located on a tract described in Section 25-8-121 (Environmental Resource Inventory Requirement) and which is outside the original Environmental Assessment boundary shown on Exhibit 5 of the Environmental Assessment dated October 15, 2012, and prepared by Jacobs Engineering, an Environmental Resource Inventory (ERI) will be provided.
The Applicant can use the process outlined in Exhibit N and track transfers on Exhibit M without requiring a PUD Amendment.



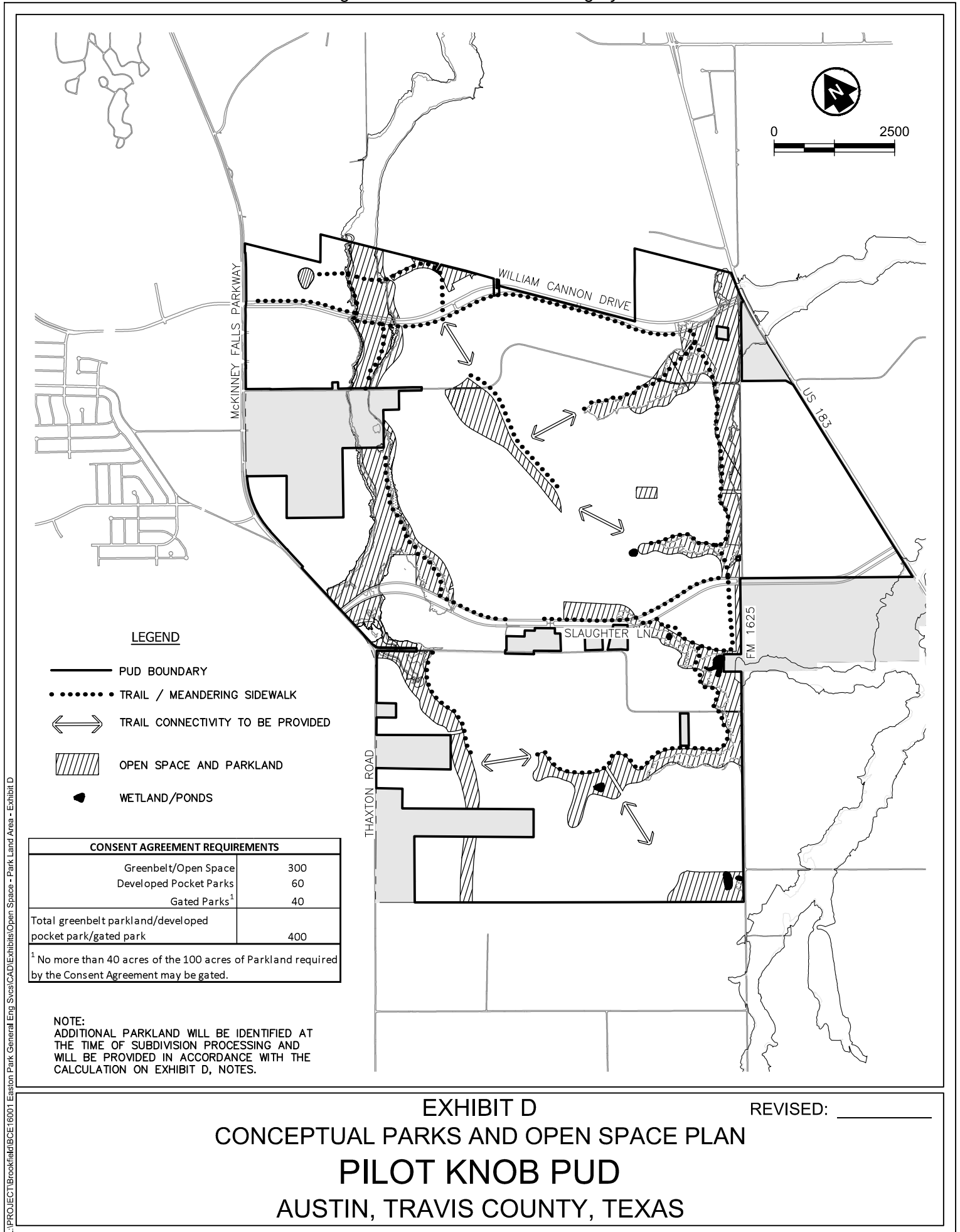
	PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
	MR – MIXED RESIDENTIAL	~ 1,740 AC	UP TO: 9,000 DUs; 550,000 SF CIVIC/COMMERCIAL	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
	EC – EMPLOYMENT CENTER	~ 90 AC	UP TO: 1,500 DUs; 750,000 SF CIVIC/COMMERCIAL/INDUSTRIAL	MIX OF EMPLOYMENT, CIVIC, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
	TC – TOWN CENTER	~ 200 AC	UP TO: 3,500 DUs; 4,000,000 SF CIVIC/COMMERCIAL	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
	OS – OPEN SPACE	~ 427.5 AC	UP TO: 50,000 SF CIVIC/COMMERCIAL	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

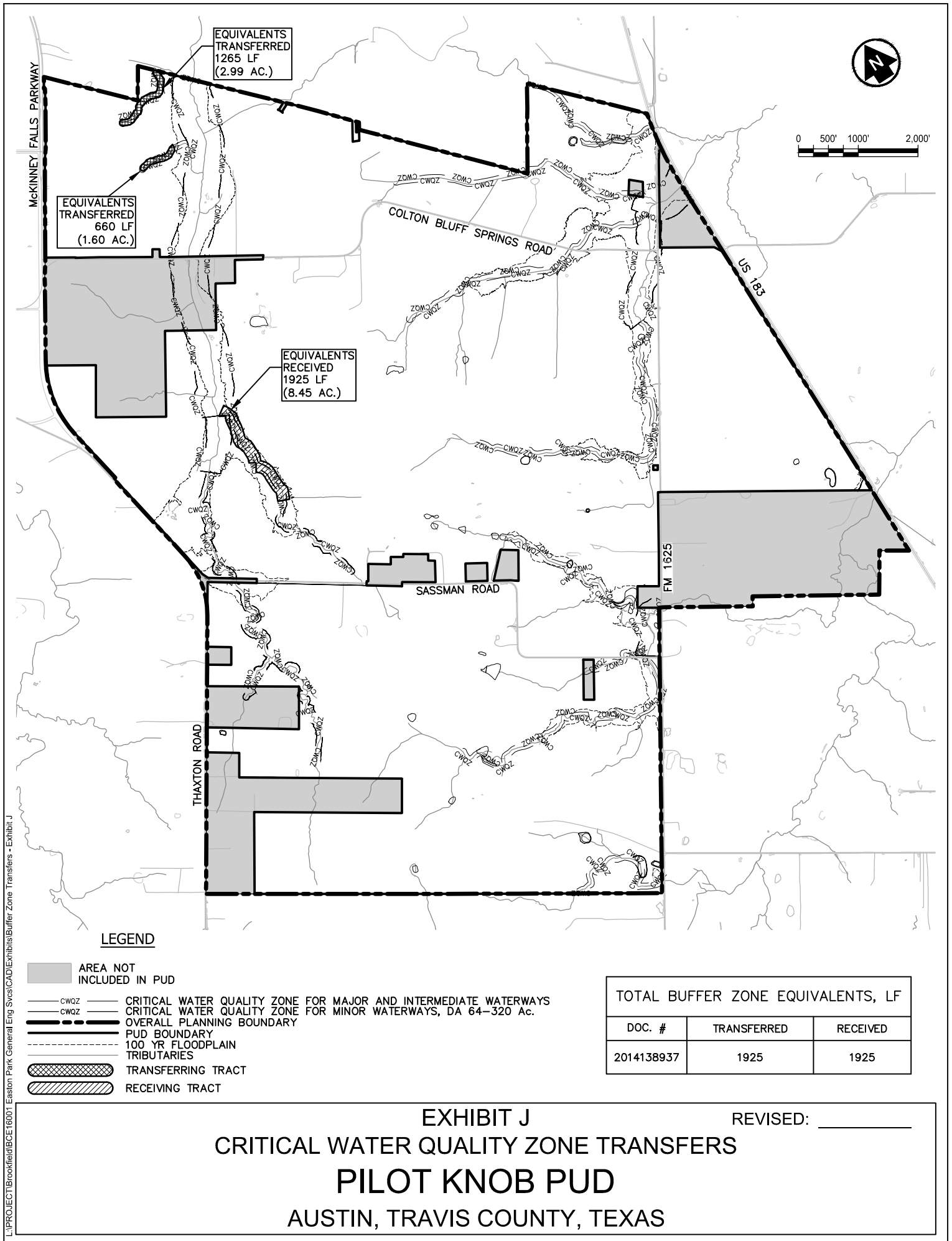
NOTES:

1. A FIRE STATION SITE WILL BE DONATED TO THE CITY OF AUSTIN WITHIN THE PUD, AS DESCRIBED IN EXHIBIT E OF THE PILOT KNOB MUD CONSENT AGREEMENT.
2. THE ONLY EXISTING ROADS WITHIN THE PROJECT AREA ARE COLTON BLUFF SPRINGS ROAD, SASSMAN ROAD AND FM 1625.
3. A 10-ACRE INTERMODAL TRANSIT STATION WILL BE LOCATED ALONG SLAUGHTER LANE IN OR NEAR THE TOWN CENTER (TC) AREA.
4. OPEN SPACE BOUNDARIES AND ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED AT FINAL PLAT.
5. SO LONG AS USES ARE PERMITTED IN A LAND USE AREA, RESIDENTIAL MAXIMUM ALLOWABLE DENSITIES MAY BE TRANSFERRED FROM ONE LAND USE AREA TO ANOTHER PROVIDED THAT THE OVERALL PUD MAXIMUMS ARE NOT EXCEEDED.

EXHIBIT C
LAND USE PLAN & DENSITY TABLE
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

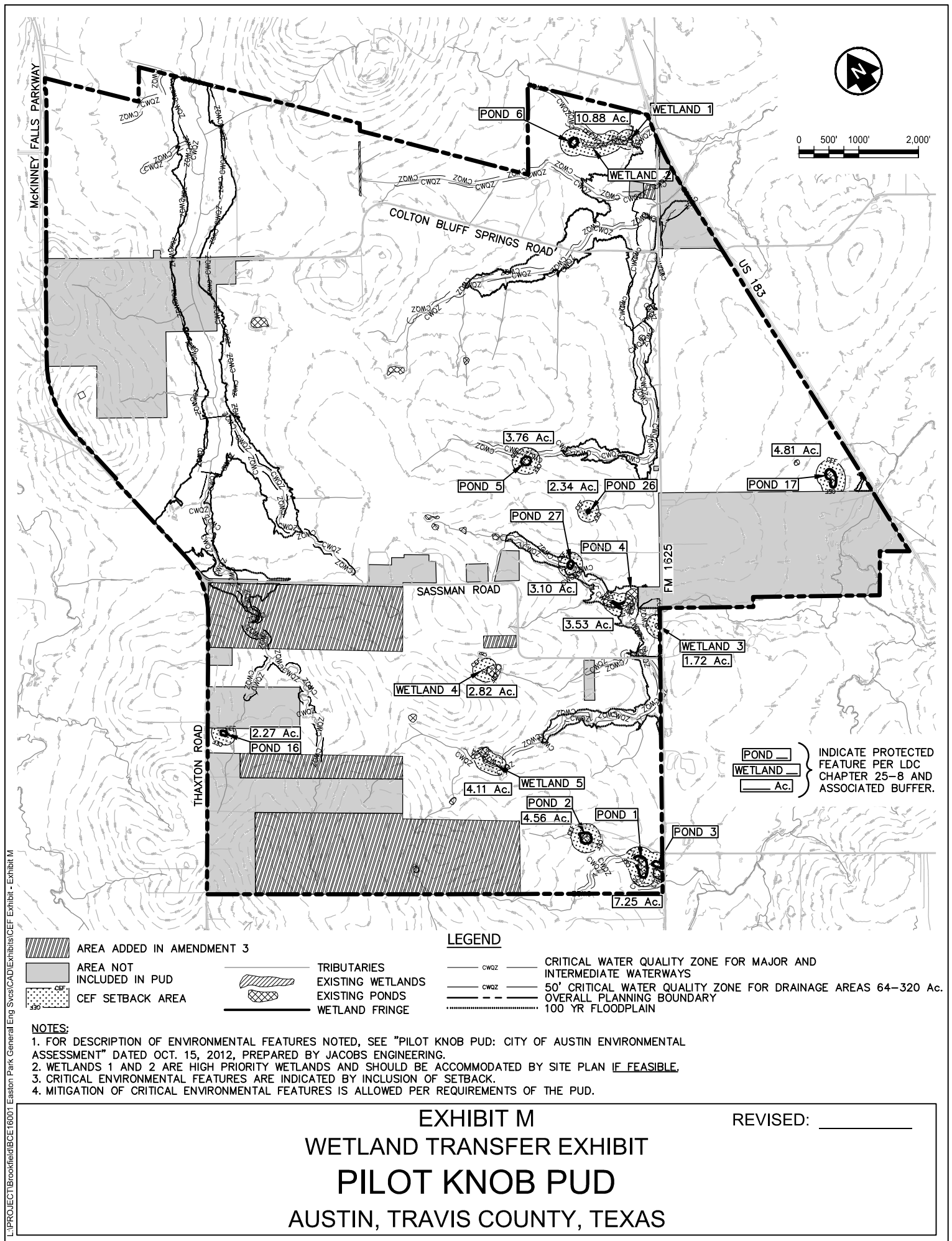
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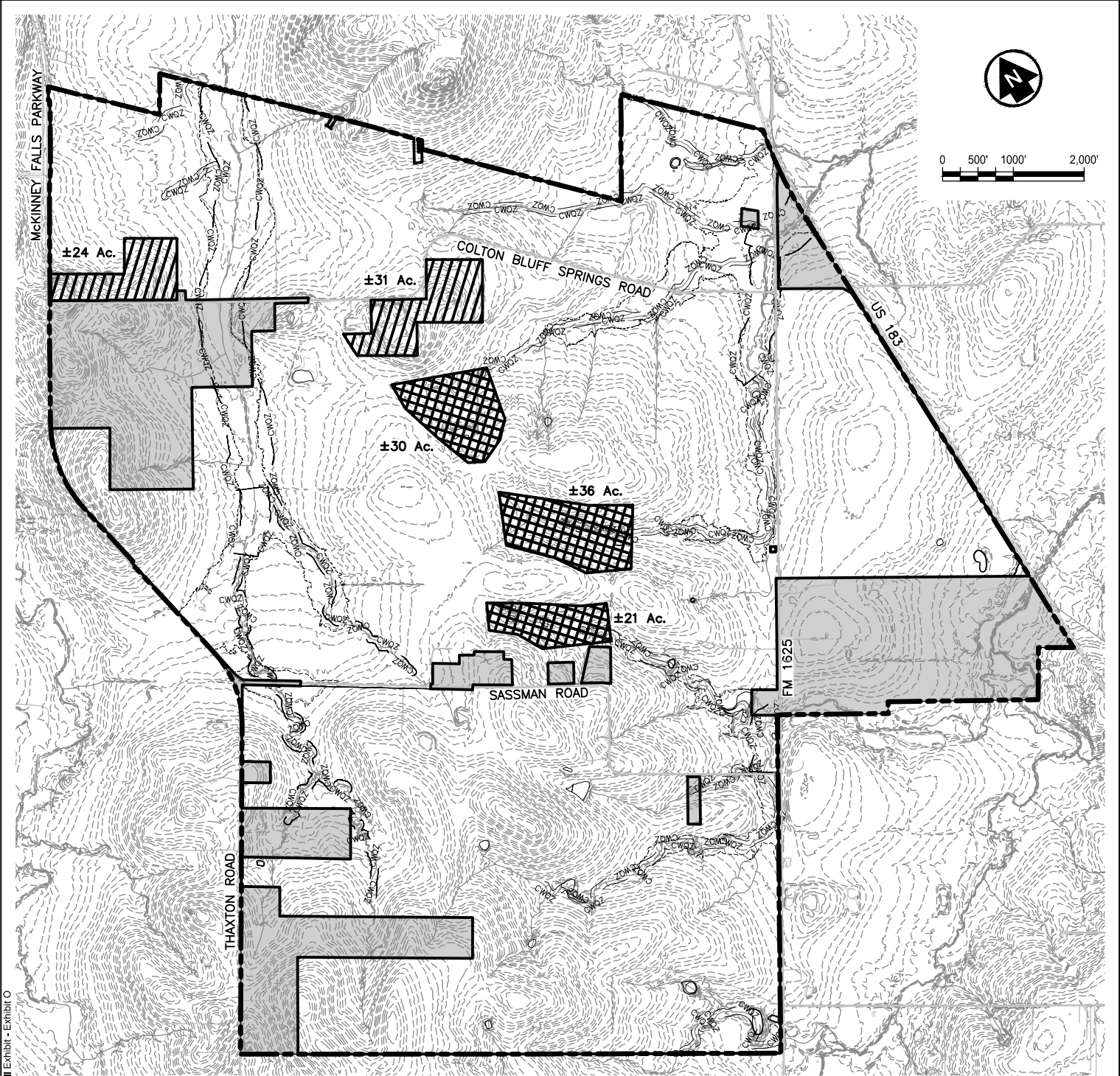






PROPOSED WATERWAY CROSSINGS
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS



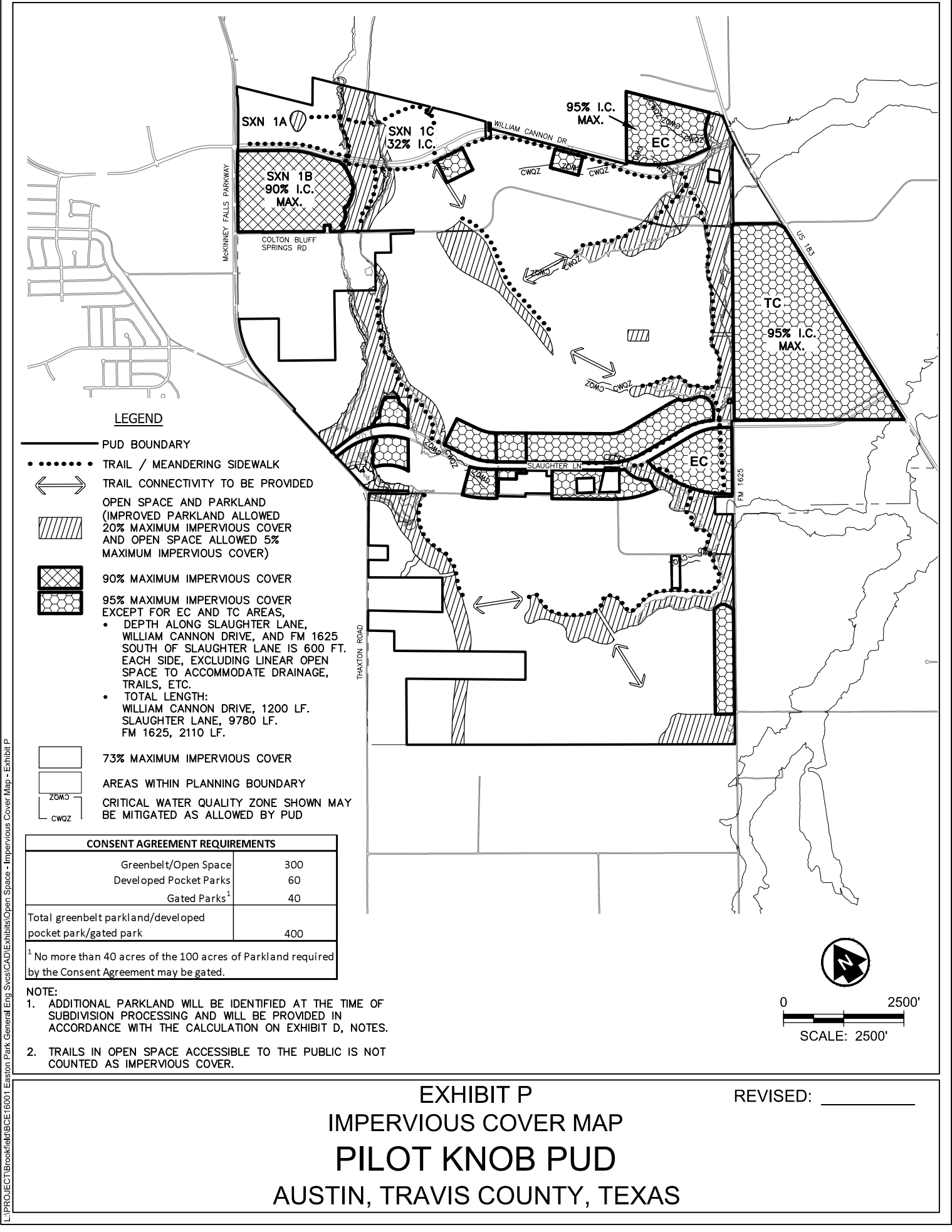


LEGEND

- AREA NOT INCLUDED IN PUD
- CWQZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64–320 Ac.
- OVERALL PLANNING BOUNDARY
- PUD BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- CUT UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.
- FILL UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.

EXHIBIT O
CUT / FILL EXHIBIT
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



Revised to reflect the 5 tracts being added to the PUD.

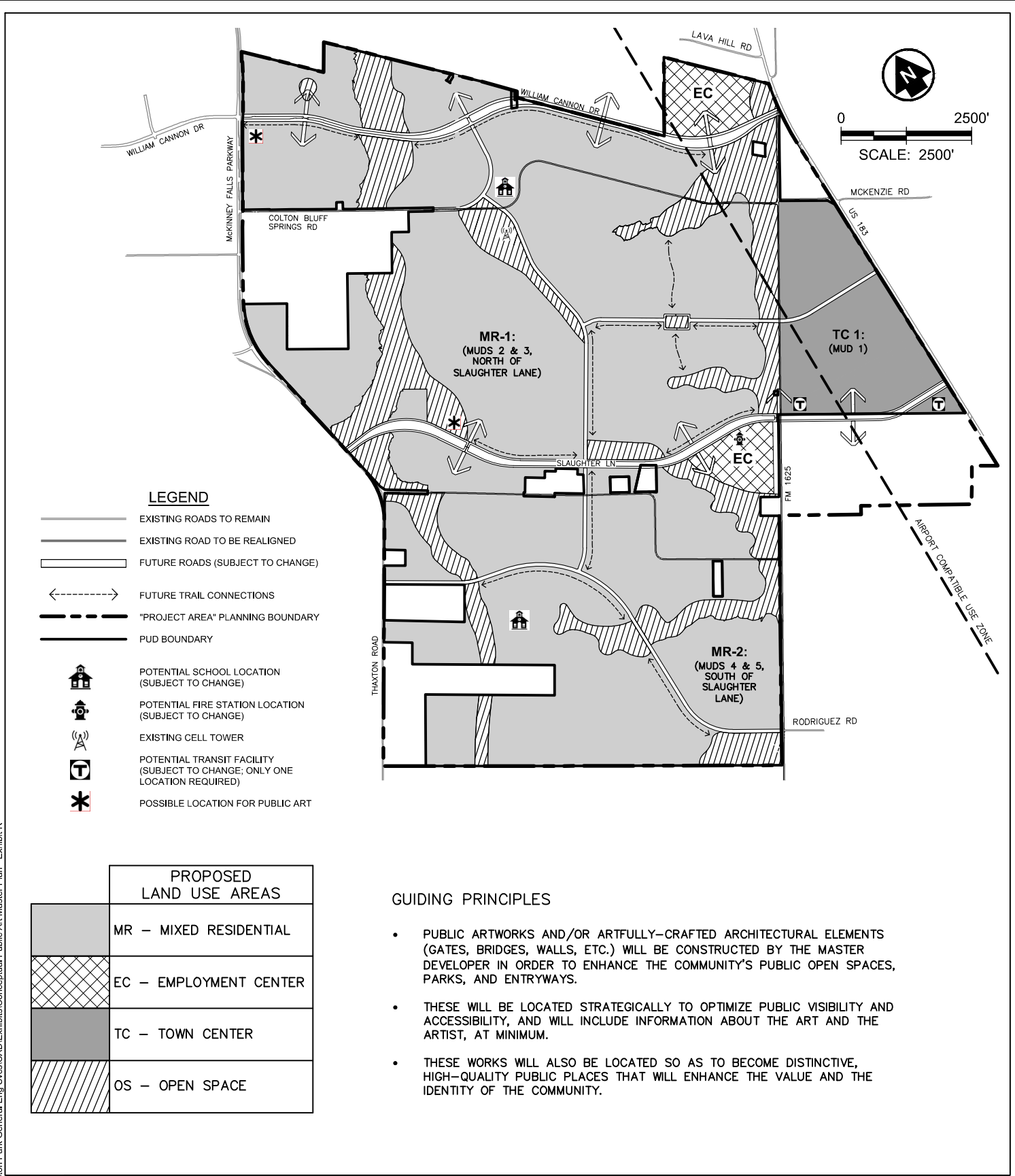
1. CENTERS DEVELOPMENT - IMPERVIOUS COVER			
Location	Area, ac.	IC, %	IC, ac.
MUD 1 North	58	95%	55.10
MUD 1 South	213	95%	202.35
EC	43	95%	40.85
Centers Subtotal	314		298.3

2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER					
Roadway	Roadway length, lf	Depth, ft	Area, acres	IC, %	IC, ac.
William Cannon Drive	600	600	8.26	95%	7.85
	600	600	8.26	95%	7.85
Slaughter Lane	4060	600	55.92	95%	53.13
	1250	600	17.22	95%	16.36
	550	600	7.58	95%	7.20
	110	600	1.52	95%	1.44
	1020	600	14.05	95%	13.35
	36	600	0.50	95%	0.47
	770	600 max	7.02	95%	6.67
	740	600	10.19	95%	9.68
	620	600	8.54	95%	8.11
	622	600 max	2.37	95%	2.25
FM1625	2110	600	29.06	95%	27.61
Corridors Subtotal	13088		170.49		161.97

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	Area, ac	IC, %	IC, ac.
Open Space	363.52	5%	18.1758
Parkland	100	20%	20
Section 1A	54.91	34%	18.80
Section 1C	44.45	32%	14.22
Section 1B	83	90%	74.70
All Other Areas	1494.90	73%	1097.26
Misc . Subtotal	2140.78		1243.15

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	Area, ac.	IC, ac.
Centers	314.00	298.30
Corridors	170.49	161.97
Misc	2140.78	1243.15
Total	2625.27	1703.42
Area in PUD, ac.		2625.27
65% Average IC in PUD		1706.43

EXHIBIT P-1
 IMPERVIOUS COVER TABLE
 REVISED: _____



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EXHIBIT R
CONCEPTUAL PUBLIC ART MASTER PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

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